





**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.


**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

**Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


Shahram (Shawn) BIAZAR  
 Applicant name (print)  
  
 Applicant signature / date 7/29/14



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 14DRB - 70270

  
 Planner signature / date 7-29-14  
 Project # 1009969



FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
  - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
  - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
  - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
  - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - List any original and/or related file numbers on the cover application

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25) *Not Adv.***
  - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
  - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - List any original and/or related file numbers on the cover application

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
  - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Shubram (Shawn) PIAZAR  
 Applicant name (print)  
J. Piazar 7/29/14  
 Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers		
<input checked="" type="checkbox"/> Fees collected	14DRB-	-7027	
<input checked="" type="checkbox"/> Case #s assigned	-	-	
<input checked="" type="checkbox"/> Related #s listed	-	-	

Veja 7-29-14  
 Planner signature / date  
 Project # 1009969





For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**Site G-14-Z**

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



# *SBS CONSTRUCTION AND ENGINEERING, LLC*

July 29, 2014

Mr. Jack Cloud, DRB Chair  
City of Albuquerque Planning Department  
PO Box 1293, 600 Second Street, NW  
Albuquerque, NM 87103

RE: Preliminary/Final Plat Request for Lot 17-A, Pappe Addition  
Design Variance Request to a Minimum Standard for a Local Roadway A variance of 3'  
to the Standard Minimum 28' Road Width, Deletion of 4' Sidewalk and Curb & Gutter  
for South Side of Cacy Avenue, NW, And Deletion of Turn Around for Cacy Avenue,  
NW,  
DRB Case# 1009969, Containing 1.7818Acres, Zone Atlas Page G-14-Z

Dear Mr. Cloud:

SBS Construction and Engineering, LLC, on behalf of owners of the above referenced property, is requesting Preliminary/Final Plat Review and approval for the above referenced site. The site contains 1.7817 acres and is located at 3400 2<sup>nd</sup> Street, NW between Candelariad Rd., NW and Claremont Ave., NW. The property owner is proposing to replat exist lot into two lots. Attached find copies of plat. We are also addressing the sketch plat comments from February of this year. There was a request to attach a copy of the north property to verify the designation of Cacy Avenue, NW. I have attached 6 copies of the original recorded plat that shows Cacy Avenue is actually a private road and is part of Cacy Addition from 1944.

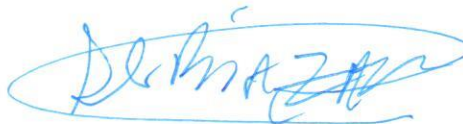
We are still requesting a Design Variance Request to a Minimum Standard for a Local Roadway to make sure there are no issues for replatting of this property. This is a 25' wide private road and does not comply to the DPM standards. This road has been established since 1944 and for most part there are not possibilities in the future to expand and widen the existing road. Therefore, we request the following variances for this private road:

A variance of 3' to the Standard Minimum 28' Road Width, Deletion of 4' Sidewalk, and Curb & Gutter for South Side of Cacy Avenue, NW, And Deletion of Turn Around for Cacy Avenue, NW.

As per sketch review comments we have added the word Drainage to the private access easement. I have also attached an exhibit showing the parking requirement and calculation as requested in sketch plat review. There is also, an exhibit attached that shows the location of sidewalk along Second Street, NW.

Thank you for your attention regarding this sketch plat. Please contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,



Shahram (Shawn) Biazar, Managing Member

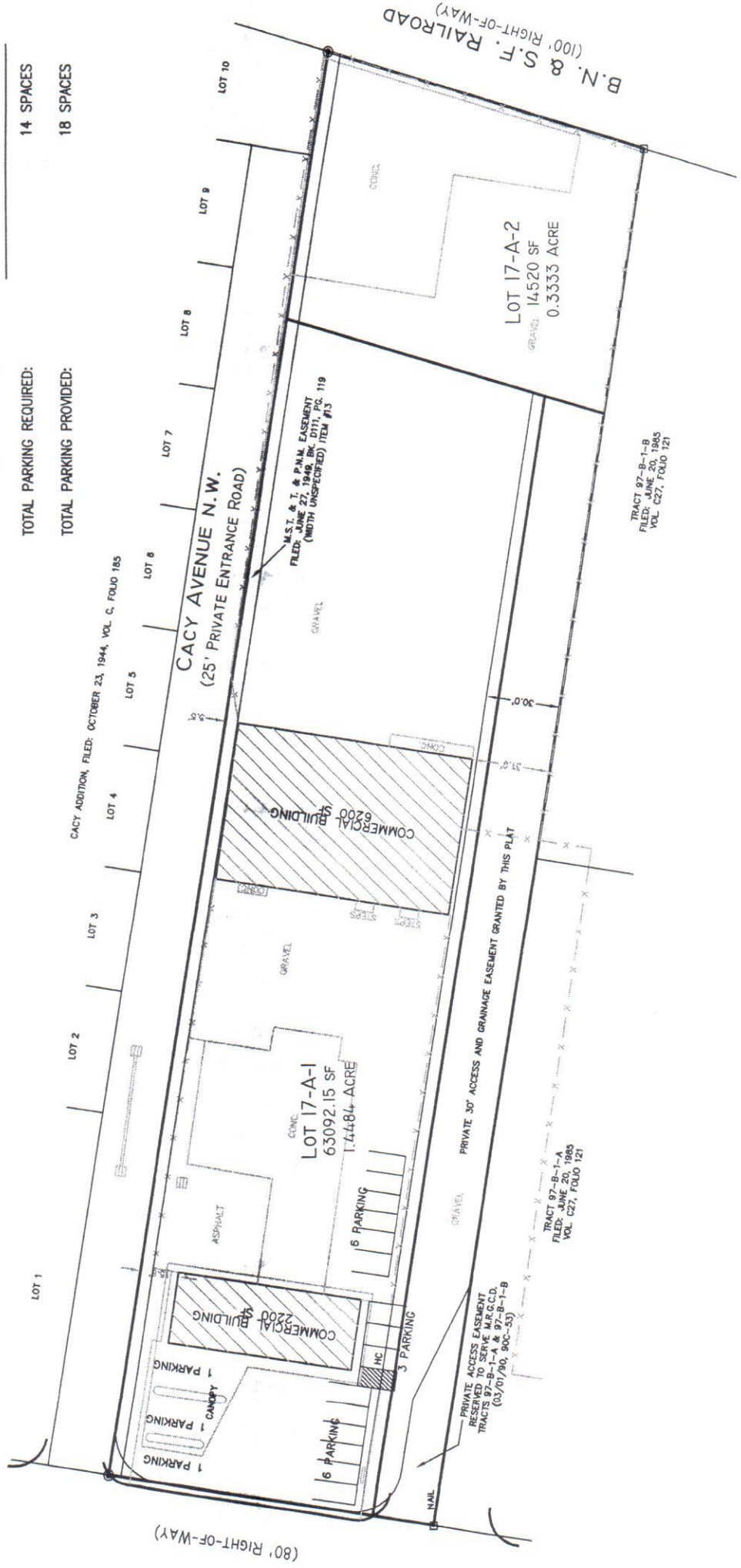
Enclosures  
JN: 201406

#1009969  
8-6-14

PARKING EXHIBIT

PARKING CALCULATIONS:

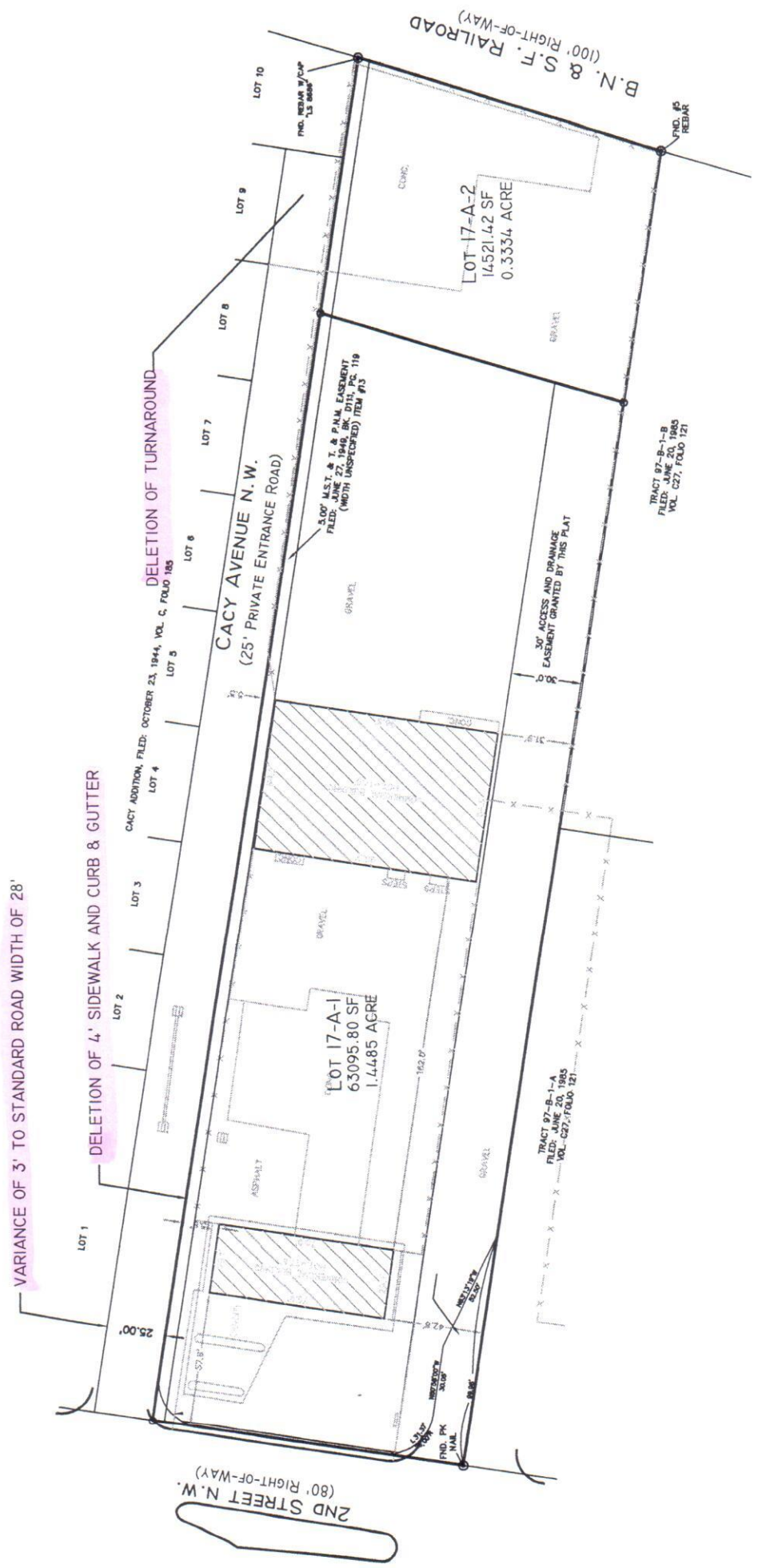
PARKING REQUIRED:	
RETAIL COMMERCIAL BUILDING 2200 SF (FRONT BUILDING)	2200/200 = 11 SPACES
WAREHOUSE BUILDING 6200 SF (REAR BUILDING)	6200/2000 = 3 SPACES
TOTAL PARKING REQUIRED:	14 SPACES
TOTAL PARKING PROVIDED:	18 SPACES





#1009969  
8-6-14

VARIANCE EXHIBIT



VARIANCE OF 3' TO STANDARD ROAD WIDTH OF 28'

DELETION OF 4' SIDEWALK AND CURB & GUTTER

DELETION OF TURNAROUND

2ND STREET N.W.  
(80' RIGHT-OF-WAY)

B.N. & S.F. RAILROAD  
(100' RIGHT-OF-WAY)

LOT 17-A-1  
63095.80 SF  
1.4485 ACRE

LOT 17-A-2  
14521.42 SF  
0.3334 ACRE

CACY AVENUE N.W.  
(25' PRIVATE ENTRANCE ROAD)

DELETION OF TURNAROUND

DELETION OF 4' SIDEWALK AND CURB & GUTTER

VARIANCE OF 3' TO STANDARD ROAD WIDTH OF 28'

5' OF M.S.T. & T. & P.M. EASEMENT  
FILED: JUNE 27, 1940, BK. 10TH, PC. 119  
(WIDTH UNSPECIFIED) ITEM #13

TRACT 97-B-1-A  
FILED: JUNE 20, 1985  
VOL. 627, FOLIO 121

TRACT 97-B-1-B  
FILED: JUNE 20, 1985  
VOL. 627, FOLIO 121

30' ACCESS AND DRAINAGE  
EASEMENT GRANTED BY THIS PLAT

GRAVEL

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ALBUQUERQUE, NEW MEXICO  
 JANUARY, 1990

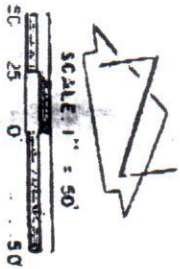
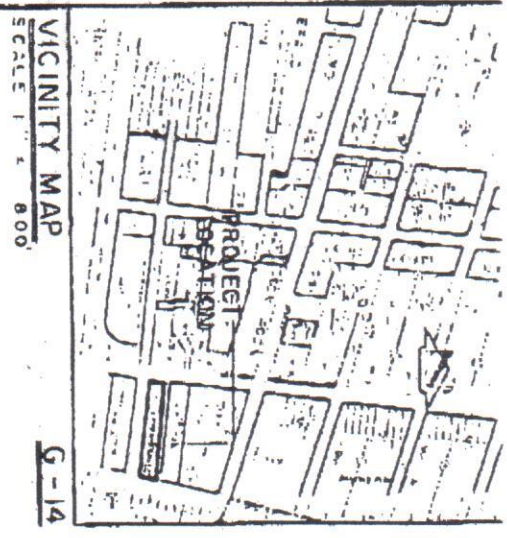
DESCRIPTION

A certain parcel of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 17-25, Inclusive, Pappo Addition, and the public right-of-way within Mildred Avenue N.W. vacated by V-39-96, as shown on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 11, 1927, and being more particularly described as follows:

Beginning at the northwest corner of the parcel herein described, being the northwest corner of said Lot 17, and also being the point of intersection of the east right-of-way line of Second Street N.W. with the south line of Cacy Avenue N.W. (private entrance road); thence S 80°59'57" E a distance of 520.53 feet along the south line of Cacy Avenue N.W. (private entrance road) to the northeast corner of said Lot 25, and also being a point on the west right-of-way line of A.T. & S.F. Railroad; thence S 16°49'00" W a distance of 134.50 feet along said right-of-way line to the southeast corner of the parcel herein described, being the southeast corner of vacated Mildred Avenue N.W.; thence N 20°58'00" W a distance of 570.10 feet to the southwest corner of the parcel herein described, being a point on the east right-of-way line of Second Street N.W.; thence N 08°54'00" E a distance of 134.65 feet along said right-of-way line to the point of beginning and containing 1.7817 acres more or less.

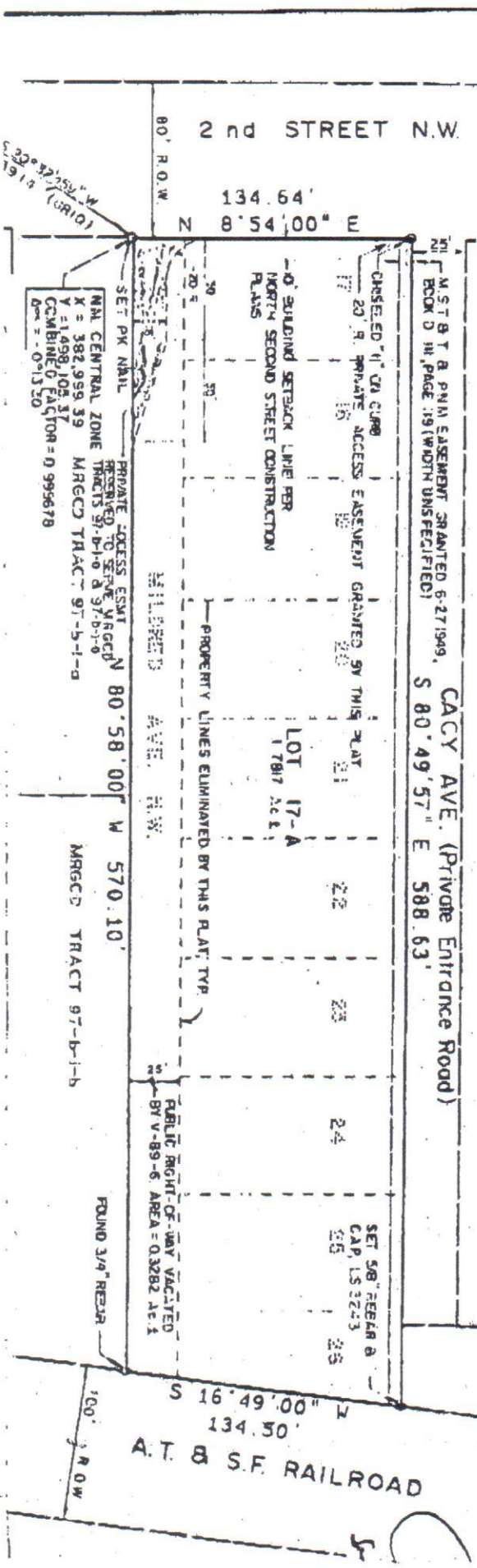
#10009969  
 8-6-14

V-32 0 90-C 53



LOTS 1-9, CACY ADDITION  
 FILED 10-23-1944, C-105

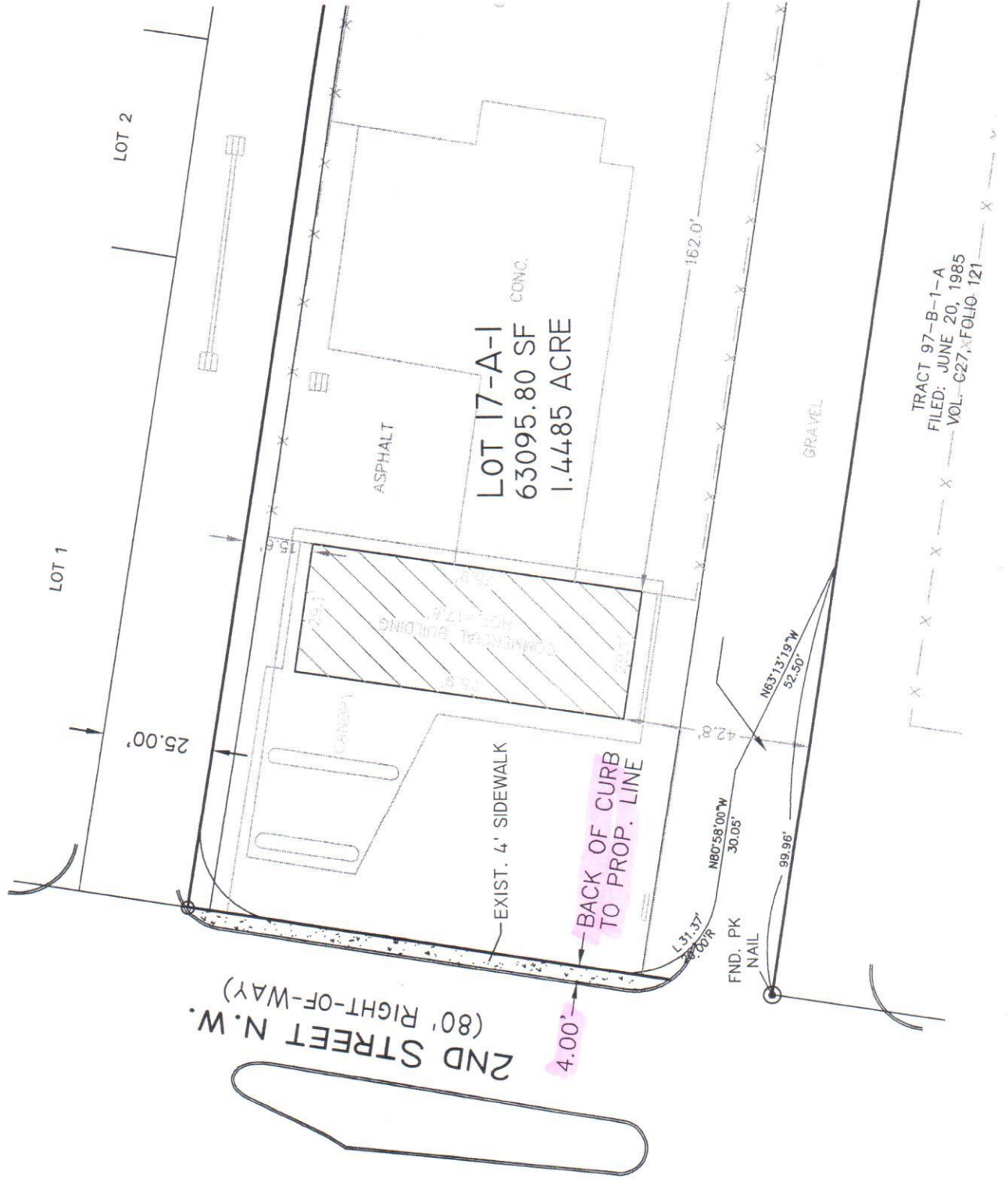
CACY AVE. (Private Entrance Road)  
 S 80°49'57" E 588.63'





# EXISTING SIDEWALK EXHIBIT

#1009969  
8-6-14



TRACT 97-B-1-A  
FILED: JUNE 20, 1985  
VOL. 627, FOLIO 121



# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

07/29/2014 Issued By: E08375 248110

Category Code **910**  
**2014 070 270**

**Application Number:** 14DRB-70270, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** 2ND ST NW BETWEEN CANDELARIA RD NW AND CLAREMONT AVE NW

**Project Number:** 1009969

**Applicant**

CHRISTOPHER VIGIL

102 TODOS JUNTOS RD  
CORRALES NM 87048

**Agent / Contact**

SBS CONSTRUCTION AND ENGINEERING, LLC  
SHAWN BAIZAR  
10209 SNOWFLAKE CT NW  
ALBUQUERQUE NM 87114  
5058045013

**Application Fees**

**APN Fee**

**Conflict Mgmt Fee** **\$20.00**

**DRB Actions** **\$285.00**

**TOTAL: \$305.00**

City of Albuquerque Treasurer  
Date: 7/29/2014 Office: ANMEX  
Stat ID: WS000008 Cashier: TRSDLF  
Batch: 3997 Trans #: 17  
Permit #: 2014070270  
Receipt Num 00215037  
Payment Total: \$305.00  
0901 Conflict Mgmt. Fee \$20.00  
0903 DRB Actions \$285.00  
VISA Tendered : \$305.00